



~Planning Commission~

City of Burien Shoreline Master Program Update

20.30.075 Docks, Piers and Floats

March 16, 2010

20.30.075 Docks, Piers and Floats

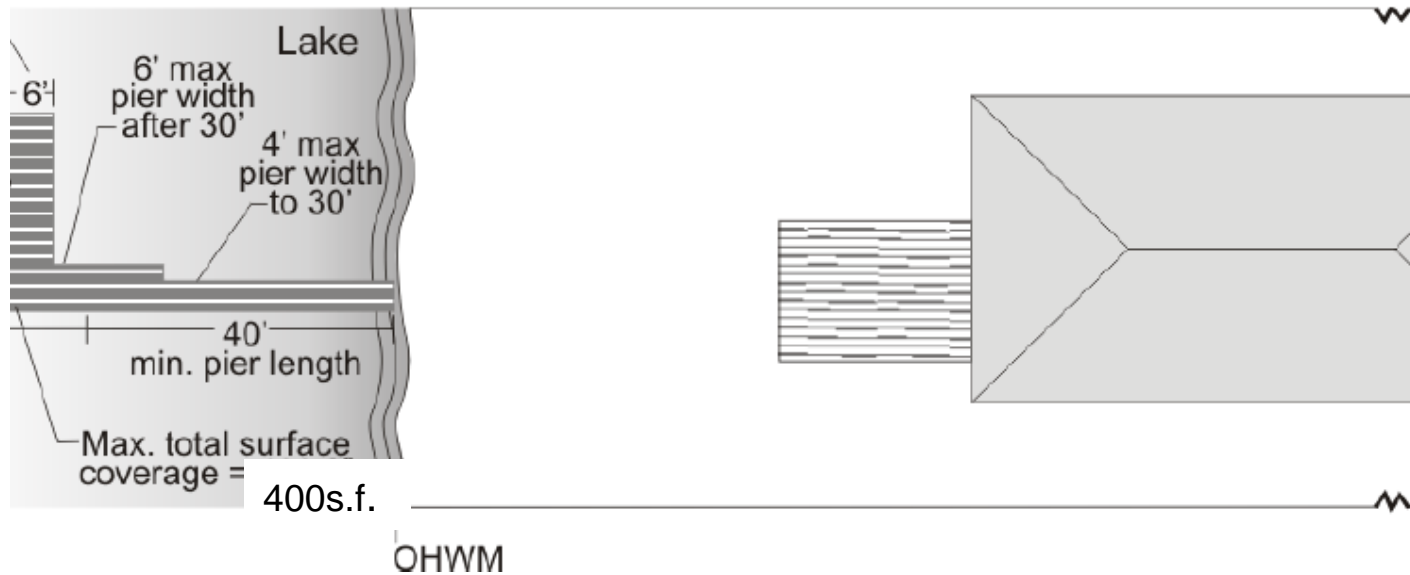
- Comment #40:
 - Need to be consistent in Definition and use of terms
- Response:
 - Use Term OVER-WATER STRUCTURES
 - Term includes: Docks, Piers and Floats and Rafts



20.30.075 EDITS

- Comments #41 and #44:
 - Repair and Replacements of Docks
 - Also Floats
- Response:
 1. Regulations Reorganization:
 - A. General Regulations for Public and Private Over-Water Structures
 - B. Repair or Replacement of Existing Private Piers or Dock
 - C. Recreational Floats/Swim Platforms

Dock Example



20.30.075 EDITS

- Comments #41 and #44:
- New Dock Development Standards:
- Development Standards – new section h.
 - Size Limit:
 - 400 s.f. for SF
 - 660 s.f. for joint use 2 SF
 - 740 s.f. for 3 or more joint use residential
 - Dimensional Standards:
 - 4 feet wide – first 30 feet from OHW
 - 6 feet wide – after 30 feet
 - Additional Fingers – no more than 2 feet wide
 - Ramps – 4 feet wide.
 - Decking – grating if in Marine waters, no grating on Lake Burien
 - Piling –
 - 5 inch diameter steel or untreated wood
 - 12 foot spaces between piles

20.30.075 EDITS

- Comments #41 and #44:
- Repair or Replacement of Existing Private Piers or Dock in New Section
- Repair or Replacement $> 50\%$ up to 100% Existing
 - Must Follow Development Standards for New Decks
 - Must reduce number of piles to 12 foot spacing
- Repair or Replacement $< 50\%$ of Existing
 - If wider than 8 feet, need to grate to reduce over-water coverage to 6 feet.
 - Must reduce number of piles to 12 foot spacing

20.30.075 EDITS

- Comment #44:
 - Repair and Replacements of Docks
- Response:
- Recreational Floats/Swim Platforms
 - Allows only 2 more floats on Lake Burien
 - New floats:
 - Limited to 150 s.f.
 - Locate in 15 feet or deeper water
 - Locate up to 200 feet from OHW
 - Fully encapsulate floats
 - Repair and Replacement
 - Must follow Development Standards for Docks and Piers
 - Can be up to 100% existing size.

